



**Town Commission  
Jarvis Hall 4505 N. Ocean Drive**

**Commission Workshop**

# Commission Workshop

Tuesday, May 11, 2021, 5:00 PM  
Jarvis Hall 4505 N. Ocean Drive

---

## 1. CALL TO ORDER

## 2. PUBLIC COMMENT

## 3. DISCUSSION ITEM

Fiscal Year 2022-2026 5-Year Preliminary Capital Improvement Plan Proposal - Additional Considerations (Linda Connors, Interim Town Manager / Ken Rubach, Director of Public Works / Lucila Lang, Director of Finance and Budget)

[5-11-21 AM FY22 5 Year - Part 2.pdf](#)

[Ex1 Dog Park Concepts.pdf](#)

[Ex2 PILOP Program Map.pdf](#)

## 4. ADJOURNMENT

---

THE TOWN OF LAUDERDALE-BY-THE-SEA WILL FURNISH APPROPRIATE AUXILIARY AIDS AND SERVICES NECESSARY TO AFFORD INDIVIDUALS AN EQUAL OPPORTUNITY TO PARTICIPATE IN MEETINGS OF THE TOWN COMMISSION. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND FLORIDA STATUTE 286.26, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE TOWN CLERK NO LATER THAN TWO (2) DAYS PRIOR TO THE MEETING AT (954) 640-4200 FOR ASSISTANCE.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE TOWN COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE/SHE WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSES MAY NEED TO INSURE THAT A VERBATIM RECORDING OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

### **PROCEDURES FOR PUBLIC COMMENTS:**

Public Comments may address issues that are not on this meeting's agenda, but should relate to the business of the Town, and should not contain personal attacks. If your comment requires follow up, the Town Manager will have a staff person respond to your concerns, and will advise us of the outcome.

The Town Clerk will read off the names of those who have signed up to speak. When your name is called, please come to the podium, state your name for the record, and indicate whether you are a Town resident. Do not state your address. You have up to three minutes to make your comments, but there is no requirement to use the entire time. If you wish to address a particular Commissioner or member of Town Administration, please do so by use of their title.

If you wish to approach the Commission dais to hand out a document or for some other reason, please request permission and state your reason for doing so. All documents to be provided to the Commission should be handed to the Town Clerk for distribution.

These procedures have been developed to assure that the Town Commission meeting time is efficiently used, and that meetings are conducted in a polite and respectful manner. More information on the decorum rules for Town Commission meetings is available in Section 2-23 of the Town Code of Ordinances.



## Town Commission Agenda Item Report

**Meeting Date:** May 11, 2021

**Submitted by:** Linda Connors, Interim Town Manager  
 Ken Rubach, Director of Public Works  
 Lucila Lang, Finance Director

**Submitting Department:** Administration

**Item Type:** New Business

**Agenda Section:** New Business

**Subject Title:** Fiscal Year 2022-2026 5-Year Preliminary Capital Improvement Plan Proposal – Additional Considerations

**Explanation:** The Town Commission discussed the FY22-26 5-Year Capital Improvement Plan at the March 23, 2021 Special Meeting. At that time, the following plan was discussed and adopted.

Project Title	FY 22	FY 23	FY 24	FY 25	FY 26	Project Total
Town Campus Roof Replacement (Public Works and Development Services)	\$ 200,000					\$ 200,000
Offsite Roof Replacement		\$ 280,000				\$ 280,000
Flooring Replacement Town Hall/Development Services	\$ 60,000					\$ 60,000
Palm Club Sewer Project	\$ 1,500,000					\$ 1,500,000
Complete Street Project Construction (Codrington Drive)	\$ 1,200,000					\$ 1,200,000
Complete Street Project Construction (Bougainvillea/Poinciana - Phase 1)	\$ 1,400,000					\$ 1,400,000
Complete Street Project Construction (Bougainvillea/Poinciana – Phase 2)		\$ 1,300,000				\$ 1,300,000
Complete Street Project: Design Phase (TBD)		\$ 135,000		\$ 140,000		\$ 275,000
Complete Street Project: Construction Phase (TBD)			\$ 1,400,000		\$ 1,400,000	\$ 2,800,000
Canal Dredging	\$ 135,000	\$ 65,000				\$ 200,000
Pedestrian/ADA Improvements	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 375,000
Beach Portal Design	\$ 150,000					\$ 150,000
Beach Portal Construction		\$ 1,000,000	\$ 1,000,000			\$ 2,000,000
Finance Software	\$ 70,000					\$ 70,000
Customer Relationship Management (CRM) Software					\$ 75,000	\$ 75,000
Geographic Information Systems				\$ 75,000	\$ 75,000	\$ 150,000
Friedt Park Playground Improvement		\$ 400,000				\$ 400,000
El Prado Park Refurbishment		\$ 150,000				\$ 150,000
Storm Water Rate Study	\$ 40,000					\$ 40,000
Downtown Commercial Refurbishment			\$ 500,000	\$ 500,000	\$ 500,000	\$ 1,500,000
Roadway Paving and Refurbishment	\$ 125,000	\$ 125,000	\$ 125,000	\$ 130,000	\$ 130,000	\$ 635,000
<b>ANNUAL CIP TOTALS</b>	<b>\$4,955,000</b>	<b>\$3,530,000</b>	<b>\$3,100,000</b>	<b>\$920,000</b>	<b>\$2,255,000</b>	<b>\$ 14,760,000</b>

There were additional potential projects that were not funded in the above plan that the Commission suggested discussing at a separate meeting. The Commission also asked staff to expand the discussion regarding El Mar Drive funding to include a potential list of improvements that could be

selected in lieu of the project that was being presented to the Commission. This information is presented below.

### **Additional Considerations**

Four additional projects are noted below for consideration by the Town Commission. These projects have not yet been incorporated into the CIP but are included as potential items of interest because they have been discussed by the Town Commission as projects to be considered. At the direction of the Commission, staff will remove from consideration, further research, or add these projects to the CIP budget.

**1. El Mar Drive.** The Commission has been discussing the refurbishment of El Mar Drive for several years but there has been no consensus on the design moving forward. There were several improvement projects that have been discussed – changes to the width of the sidewalk, installation of stormwater sewer, reconstruction of the street to improve drainage, improvements to the deteriorating swales, lighting, and landscaping. Many of these projects require a change to the current design of the street as the upgrades would require ADA standards to be met. With a clear consensus that the Town is not currently interested in any project that would require reducing the lanes from two to one in each direction or reducing the median width, the list of potential projects is limited to the following:

- a. Median Lighting** **\$1.6 million**  
Construction of lighting the length of El Mar Drive with street poles with double light fixtures to throw light to each side of the roadway. The lighting would need to be Sea Turtle friendly, so the amount of light emitted would not significantly increase the lighting on the sidewalk.
- b. Landscaping improvements** **Up to \$1million**  
The cost for landscaping improvements varies widely depending on the scale of the project.
- c. Sidewalk repairs** **N/A**  
Sidewalk repairs, including replacing broken sections, are planned to start in June and should not be considered for CIP funding. A project to widen the sidewalk would require a change to the current pavement allocations.
- d. Repave/restripe** **\$880,000**  
This project would not include regrading the street to improve the drainage issues. Repaving and restriping El Mar Drive would be limited to an overlay of asphalt. Construction would assume that the street would be milled 1: and overlaid with 1” of new asphalt. All existing signage and pavement markings would be replaced in kind. The street is in fair condition and the Town Engineer does not recommend the mill and resurface project.

**2. Dog Park** **\$25,000 - \$500,000**  
The Commission discussed allowing dogs on the beach in 2019. During that discussion, the Commission suggested establishing a dog park in the Town in lieu of allowing dogs on the beach. The former administration requested designs to establish a dog park in the green open space at Friedt park, but they were never brought to the Commission for consideration.

Staff has proposed two options for a dog park on the open space at Friedt park at very different costs.

The first option is fencing the green space for approximately **\$25,000**. The green area would be utilized exclusively for dogs and it does not include any modifications for the sod that is present. Keeping the sod would require it to be replaced and sprayed for parasites on a regular basis. The area would be set aside for dogs and their owners. Staff suggests including the replacement of the sod with turf for easier and sustained maintenance which would increase the cost of this project to **\$185,000**.

A second option is to convert the green space into a multi-purpose space and create more of a destination for all users. Dog owners would be able to use a fenced green space, but there would also be seating, sunshades, enhanced landscaping, and an updated walking path so that the park would be utilized by more than dogs and their owners. Initial estimates for this design would be approximately \$400-500,000 depending on the furnishings selected (**Exhibit 1**).

### **3. Natural Gas**

**\$350,000+**

Natural Gas lines run through a portion, but not all of the Town. Infrastructure improvements would add gas main lines so residents can then connect their homes. Commission Strauss has asked staff to investigate the costs associated with establishing a PILOP project to run gas mains in the South Silver Shores neighborhood (**Exhibit 2**). Adding a main for this area would cost approximately \$350,000. According to TECO, estimated costs for individual property owners to connect to the main will run from \$0 to \$3,000 depending on the appliances being connected.

If the Town were to provide gas service to additional areas, we will first need to pay for an analysis of the current Gas mains in town to determine if they have sufficient pressure and flow to provide the town with additional service. This study is approximately **\$40,000**. The results of the study would include costs associated with the additional utility required for service, if necessary. TECO did not provide a range in costs for this potential upgrade.

### **4. Public Safety Complex**

**TBD**

At the September 26, 2019 meeting, the Commission reviewed a request to approve \$350,000 for improvements to the VFD building. Instead of approving the request, the Commission directed staff to bring back a comprehensive proposal including all the tasks necessary for improvements to upgrade the BSO, VDF and AMR facilities so that they are hardened for severe weather. While a space assessment was completed, a comprehensive building assessment was not, and no additional information was brought forward to the Commission. If it is still a Commission priority, staff will move forward with this assessment and include a cost to complete the analysis. In the meantime, the Commission may want to include a line item for Public Safety to save for the improvements the future study will identify.

## **Funding**

Discussion of the FY22-FY26 CIP budget would not be complete without mentioning several important potential funding considerations.

- 1. COVID Relief.** Federal Government is allocating \$2.8 million to the Town for COVID relief. While these projects may not directly be eligible for funding through the COVID allocation, the COVID allocation will make funding from the general fund available for transfer into the CIP. The funds will be allocated from the state and should be available before the budget process is completed. However, we have not received any specific information to date.

- 2. Surtax Funds.** Town staff is suggesting that pedestrian enhancements are included in the Stormwater Project so that they are more likely to be eligible for Surtax funds. If we receive funds for these projects, the amount required from the Town to fund the CIP will be reduced.

The Town was approved for surtax funds for the El Mar Drive project; however, that was based on scoring of the project as originally presented with improvements to the pedestrian aspects of the street. If these aspects are eliminated, the project will have to be resubmitted for funding.

- 3. Stormwater Utility Tax.** If the Commission were to consider adopting a stormwater utility tax, this would help supplement the funding for Complete Streets projects, as well as the other identified stormwater needs, while reducing the overall financial impact of the CIP. A Stormwater Utility Rate Study is funded for FY22.
- 4. Parking Fund.** As of April 30th, the Town's Parking Fund has a balance of \$6.3 million.
- 5. General Fund.** The General fund has an unencumbered balance of approximately \$1.3 million that could be utilized to fund CIP projects. This does not include funds that may be budgeted during the FY22 budget process.

**Recommendation:** Consider the additional consideration projects and provide staff direction. Staff will present the final CIP at future budget adoption meetings.

**Attachments:**

- Ex.1 – Dog Park Concepts
- Ex.2 – PILOP Program Map

# CONCEPT 1: dog park enlargement

The dog park continues the same concentric forms shown on the playground to create a cohesive overall plan that ties Friedt's north and south ends together. Functioning as both a dog run and multi-use park, this area offers opportunities for both active recreation and passive relaxation with or without a pet. Extra-wide seat walls allow people to sit with their pets facing outward toward the athletic courts or inward to observe the action in the dog park. A multi-use lawn on the north side of the park provides an area to relax or play with or without pets. An arrival court with specialty paving creates a "front door" entrance to connect the park to the neighborhood, and a smaller arrival plaza with specimen tree on the east side also creates a clear sense of arrival. The park's separate runs for small and large dogs provide ample room for exercise, and double-gate enclosures provide an additional layer of safety to prevent dogs from running outside the park and into traffic. An optional water feature creates an area for people to place their feet in the water and cool off.

## LEGEND

- |                                    |   |   |
|------------------------------------|---|---|
| 1 "Small dogs" run area            | 9 West arrival plaza                            | 18 Water feature (optional – this could be replaced with landscape) |
| 2 "Large dogs" run area            | 10 East arrival plaza                           | 19 Tree grate   |
| 3 Double-gate safety enclosure     | 11 Arrival court                                | 20 Dog drinking fountain  |
| 4 Shade structure                  | 12 Colorful entrance planting with formal palms | 21 Back-to back seat wall/bench with 42" +/- divider                |
| 5 Planter with specimen tree       | 13 Sidewalk/fitness loop                        | 22 Single leaf gate   |
| 6 3'-wide "back-to-back" seat wall | 14 Existing walk                                | 23 Double leaf gate   |
| 7 Benches                          | 15 Existing parking                             |   |
| 8 Multi-use lawn                   | 16 Signage                                      |   |
|                                    | 17 Fence  |   |

SCALE: 1"=20'-0"



# CONCEPT 2: dog park enlargement

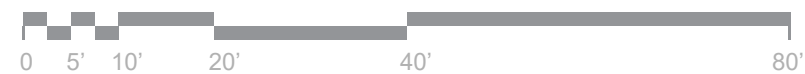
This plan maintains the existing open space's circular shape. The 7'-wide outside loop serves as a jogging trail, allowing park users to exercise undisturbed; the inner circle provides an area for dogs to run. A raised berm will serve as a buffer for the neighborhood on the north and provide interesting topographic change.

## LEGEND

- 1 Park drop-off
- 2 Main pedestrian entrance
- 3 Park signage
- 4 Secondary pedestrian entrance
- 5 7' Trail loop
- 6 Enclosed dog run area
- 7 Seating steps
- 8 Built-in bench
- 9 Bench with back beneath shade structure
- 10 Berm
- 11 Special paving
- 12 Shaded seating area
- 13 Existing large trees
- 14 Gate
- 15 Perimeter fence



SCALE: 1"=20'-0"



**PILOP GAS PROGRAM**

**South Silver Shores**

